



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Leasing of various Community Assets
Date:	22 May 2009
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Relevant Background Information

Community Services have recently sanctioned a number of occupational lettings in respect of property assets in order to facilitate various community related activities. Following consideration of individual reports the relevant Development Committee endorsement has been given to a number of these lettings with a one still to be taken for consideration by Members.

Lettings range from renewal of existing tenures in former Council recreation centres to new activities and occupations within Council community centres. In one instance the temporary re-letting of premises for relocation of the Loop River Play Centre has been accommodated in a local Scout Hall.

The recorded rents reflect the “community type” uses that the premises will be put to.

The full list of agreed lettings is set out in Appendix 1 to this Report and, where appropriate, provides detail of location, occupier, relevant Committee decision and rent.

Key Issues

Decisions on the suitability of users and the proposed range of activities to be engaged on the premises have been taken by the Development Committee. Where appropriate Appendix 1 states the relevant issue each letting was recommended upon.

The Estates Management Unit has advised Community Services in respect of property issues (including appropriate rents) Legal Services have drafted suitable legal agreements in terms of leases and licences that regularise occupation and the relationship between Council and the occupiers.

Under Standing Orders the Strategic Policy and Resources Committee has the responsibility of checking all rents payable or collected by the Council.

Resource Implications

Financial

Under Section 96(5)(a) of the Local Government Act (Northern Ireland) 1972 there is an obligation to achieve best value in any property transactions. These lettings reflect the “community type” use the properties are being put to.

Human Resources

No impact over the existing Council resources already accounted for in accommodating these lettings.

Asset and Other Implications

Some of these letting could give rise to statutory security of tenure issues which could impact on the ability to manage Council owned assets without first seeking vacant possession.

Recommendations

Under Standing Orders the Committee is asked to note these specific property lettings and the rents payable or collected as applicable.

Decision Tracking

Community Development Manager to ensure legal agreements are completed and rents payable or collected are accounted for.

Key to Abbreviations

None

Documents Attached

Appendix 1 – List of lettings agreed by Community Services

Appendix 1

Location	Occupier	Use	Rent	Committee Date	Comments
Shaftesbury RC	Lower Ormeau Residents Action Group	Article 10 of Recreational & Youth Services (NI) Order 1986	£18,275 per annum	21/02/08	surrender of existing Lease by Lower Ormeau & Markets Community Forum and Release to LORAG
Grosvenor Road RC	Roden Street Community Development Group	recreational, social, physical and cultural purposes for the local community	£17,350 per annum	20/04/09	renewal of Lease for 5 years under an option to extend in the original 10 year Lease at a revised rent
Ballymacarrett CC	Connswater Community & Leisure Ltd	recreational, social, physical and cultural purposes for the local community	£17,000 per annum	11/03/09	1 year lease extension with a further 2 year extension after a favourable review of the centres performance and management
Courtney Hall	Loop River Play Centre	use as play centre	£190.00 per week		extension of Licence with 26 th Scout Group for temporary decant of Loop River Play Centre
Ligoniel CC	Glenbrook Surestart	to facilitate a social programme for two year olds	£37.00 per week £100 per annum for storage	10/12/08	Licence for block booking of the minor hall between 9.00am and 10.00pm Monday to Friday

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